

Center 1/4 Corner Section 22
Set 1" x 24" pipe with point and magnet
29.0' NE to nail in top of fence post
18.19' SE to nail in top of fence post
14.45' NW to nail in top of corner post
Corner is 12.6' South of fence line East & West
Corner is 44' East of fence line South

Proj. No.
2005-71
(2005-71bgrA-revisions.dwg)

Legend
● Corner Found
○ Pin Set

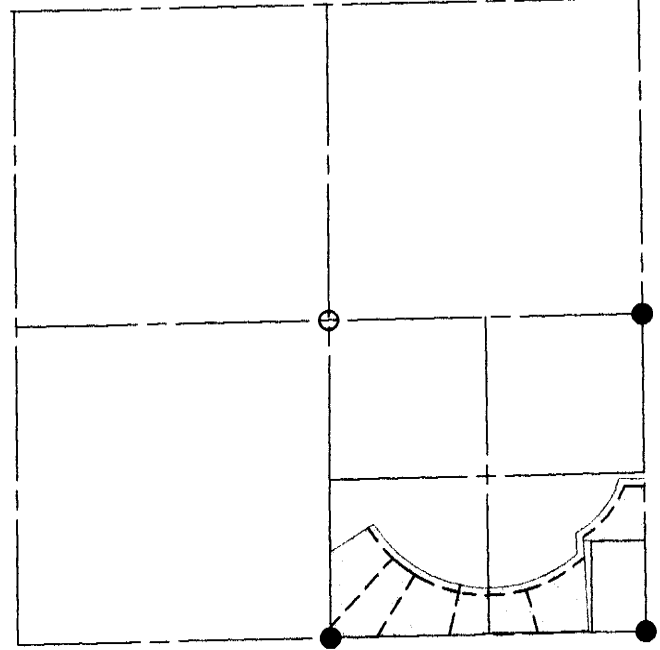
200' 0 200'
Scale for Plat

Note:
There will be no new roads
dedicated to the public in this
subdivision.

E1/4 Cor. of Sec. 22
Found brass cap
3.70' SE to nail in top of gate post
19.38' NE to nail in top of gate post
71.68' West to nail in top of brace post
89.22' SW to nail in power pole
Corner is 20' East of centerline of road
North & South
Corner is 15' South of range of fence line West

LAKE CANYON FIRST ADDITION
to Pierce County, Nebraska
Being part of the Southwest 1/4 of the
Southeast 1/4 and the Southeast 1/4 of the
Southeast 1/4 of Section 22, Township 25 North,
Range 1 West of the 6th P.M., Pierce County,
Nebraska

Section 22, Township 25 North, Range 1 West



General Layout
No Scale

S1/4 Cor. of Sec. 22
Found pipe with brass cap
41.76' West to nail in top of corner post
38.85' SW to spike in blazed 24" Cottonwood tree
24.35' NE to nail in fence post
20.39' S-SW to nail in blazed 12" Cottonwood tree
Corner falls 42.0' East of North-South fence line
and 7.0' South of East-West fence line

SE Cor. of Sec. 22, Twp. 25 N, Rge. 1 West
Found pipe with brass cap
66.90' NW to nail in power pole
32.30' North to nail in top of corner post
26.95' South to face of telephone pedestal
43.15' NE to nail in top of fence post

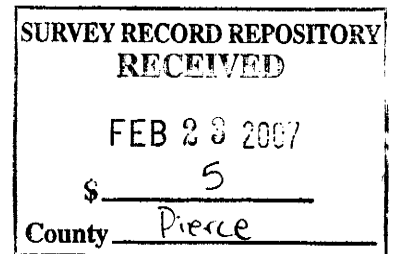
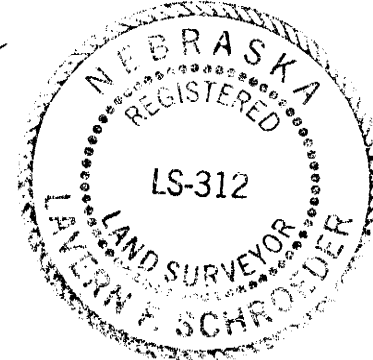
Surveyors Statement

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of LAKE CANYON FIRST ADDITION to Pierce County, Nebraska, being part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 25 North, Range 1 West of the 6th P.M., Pierce County, Nebraska; that the plat attached hereto is the original, accurate, true and correct plat of LAKE CANYON FIRST ADDITION to Pierce County, Nebraska, that said plat accurately and correctly reflects all of the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds in said Addition, all of which are correctly designated and shown on the attached plat; that I surveyed and platted said LAKE CANYON FIRST ADDITION to Pierce County, Nebraska, consisting of Lots 1 thru 5, at the instance and request of the owners; and the tract of land comprising said Addition is more particularly described as follows:

Commencing at the Southeast corner of said Section 22; thence North, on section line, on an assumed bearing of North 01 degrees 31 minutes West 502.83 feet to the point of beginning;
thence South 89 degrees 32 minutes 45 seconds West 208.84 feet to a point on a 765.00 foot radius curve concave to the Northwest;
thence in a Southwesterly direction around said curve an arc distance of 591.99 feet, the chord of which bears South 37 degrees 53 minutes 13 seconds West 577.32 feet;
thence South 04 degrees 17 minutes 20 seconds East 169.73 feet to a point on a 1122.00 foot radius curve concave to the North;
thence in a Westerly direction around said curve an arc distance of 1951.66 feet, the chord of which bears North 82 degrees 25 minutes 43 seconds West 1714.76 feet;
thence South 57 degrees 24 minutes 10 seconds West 430.95 feet to a point on 1/4 section line;
thence South 01 degrees 14 minutes 50 seconds West 691.59 feet;
thence North 88 degrees 16 minutes 25 seconds East 988.22 feet;
thence North 87 degrees 52 minutes 55 seconds East 282.97 feet;
thence North 09 degrees 08 minutes 55 seconds East 6.57 feet;
thence North 88 degrees 07 minutes 60.13 feet;
thence North 04 degrees 17 minutes 20 seconds East 754.62 feet;
thence South 88 degrees 32 minutes 35 seconds West 512.30 feet to the point of beginning and containing _____ acres more or less.

I hereby state that I have executed this instrument on this 11th day of September, 2006.

LaVern F. Schroeder
LaVern F. Schroeder
L.S. #312



Owners Certificate

We, the undersigned, sole owners of the real estate described in the Surveyors Statement, have caused said real estate to be platted in to Lots 1 thru 5, to be known hereinafter as LAKE CANYON FIRST ADDITION to Pierce County, Nebraska, being part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 25 North, Range 1 West of the 6th P.M., Pierce County, Nebraska, provided further are easements as shown on this plat.

Gary Bruns

Caroleen Bruns

State of Nebraska)

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2006, by Gary Bruns & Caroleen Bruns, husband and wife.

My commission expires: _____

Notary Public

Approval of the Pierce County Planning Commission

The foregoing and within plat, dedication, and instrument was approved by the Pierce County Planning Commission, Pierce County, Nebraska on this _____ day of _____, 2006.

Chairman

Approval of the Pierce County Board of Commissioners

The foregoing and within plat, dedication and instrument was approved by the Pierce County Board of Commissioners, Pierce County, Nebraska on this _____ day of _____, 2006.

Attest:

County Clerk

Chairman of the Board

Treasurers Certificate

I certify that there are no regular or special taxes due or delinquent against the property described in the Surveyors Statement on this _____ day of _____, 2006.

Treasurer

Tax ID Number

State of Nebraska)

County of Pierce)

This is to certify that this instrument was filed for record by the Register of Deeds Office at _____ M, on this _____ day of _____, 2006.

Register of Deeds